



MEMORANDUM

Transportation & Development – CC Memo No. 13-104

DATE: SEPTEMBER 12, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: FPT12-0018 LAYTON LAKES PARCEL 18

Request: Final Plat approval

Location: South and West of the SWC of Lindsay and Queen Creek roads

Applicant: Bowman Consulting

Project Info: 12-acres, 102 residential units

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

BACKGROUND

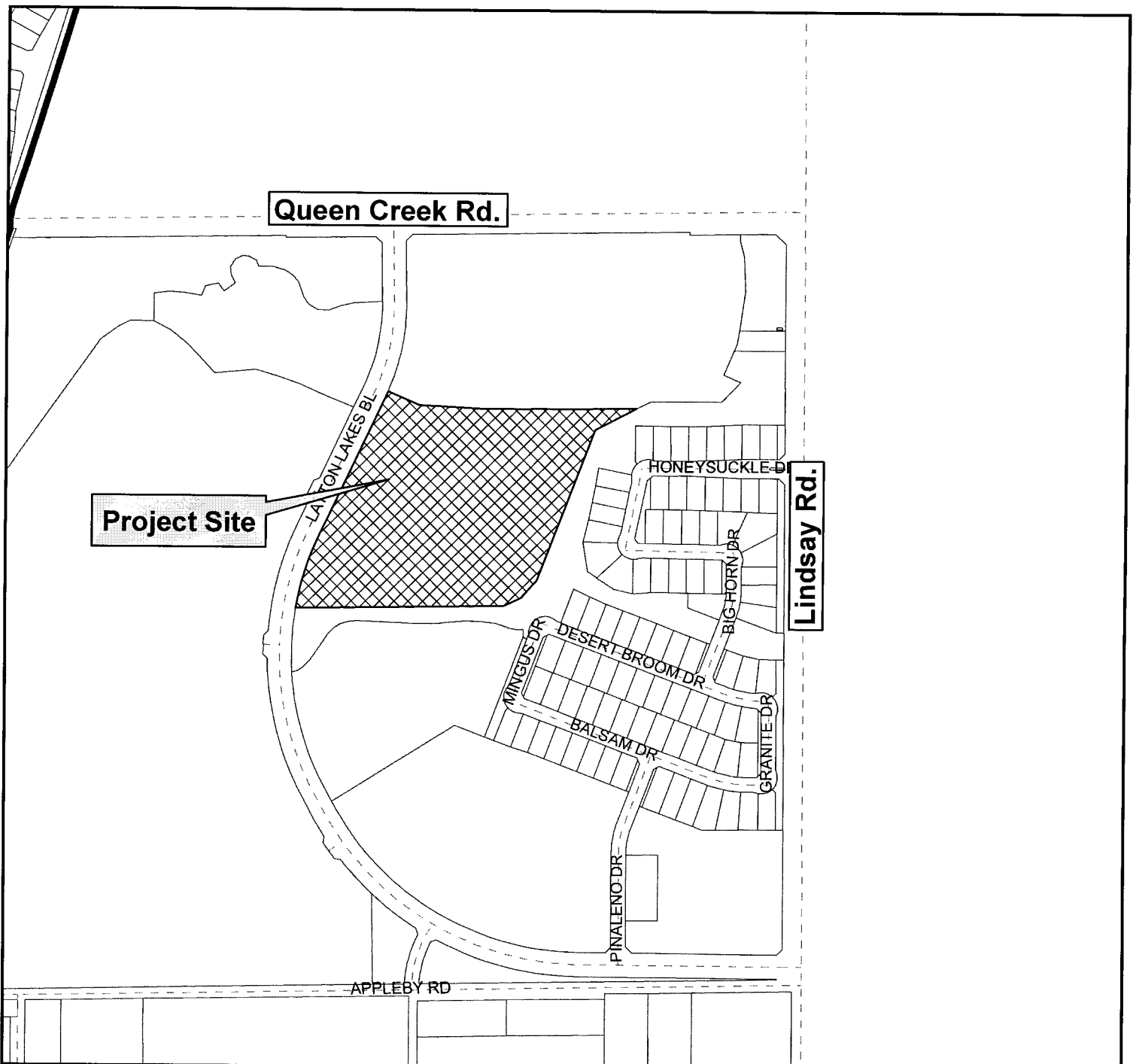
The Final Plat is for medium-density detached single-family residential subdivision, as part of the Layton Lakes Master Plan. The plat creates the lots, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

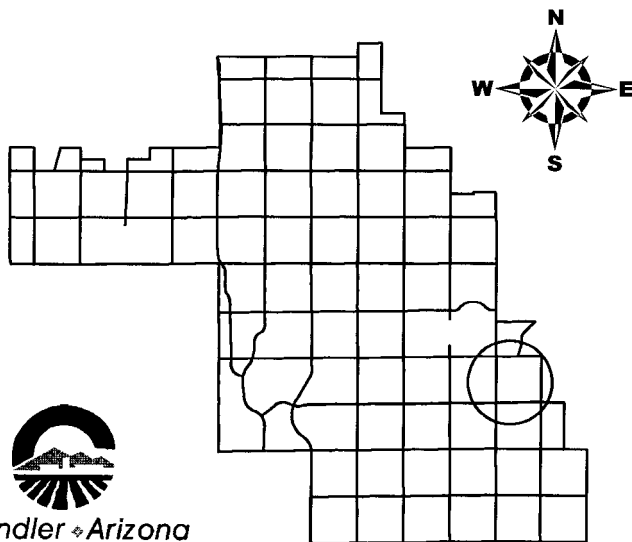
Move to approve Final Plat FPT12-0018 LAYTON LAKES PARCEL 18, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map



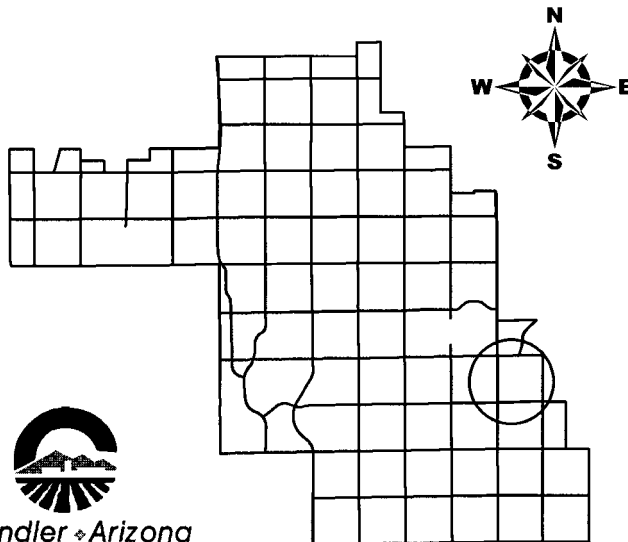
Layton Lakes Parcel 18



Chandler ♦ Arizona
Where Values Make The Difference



Vicinity Map

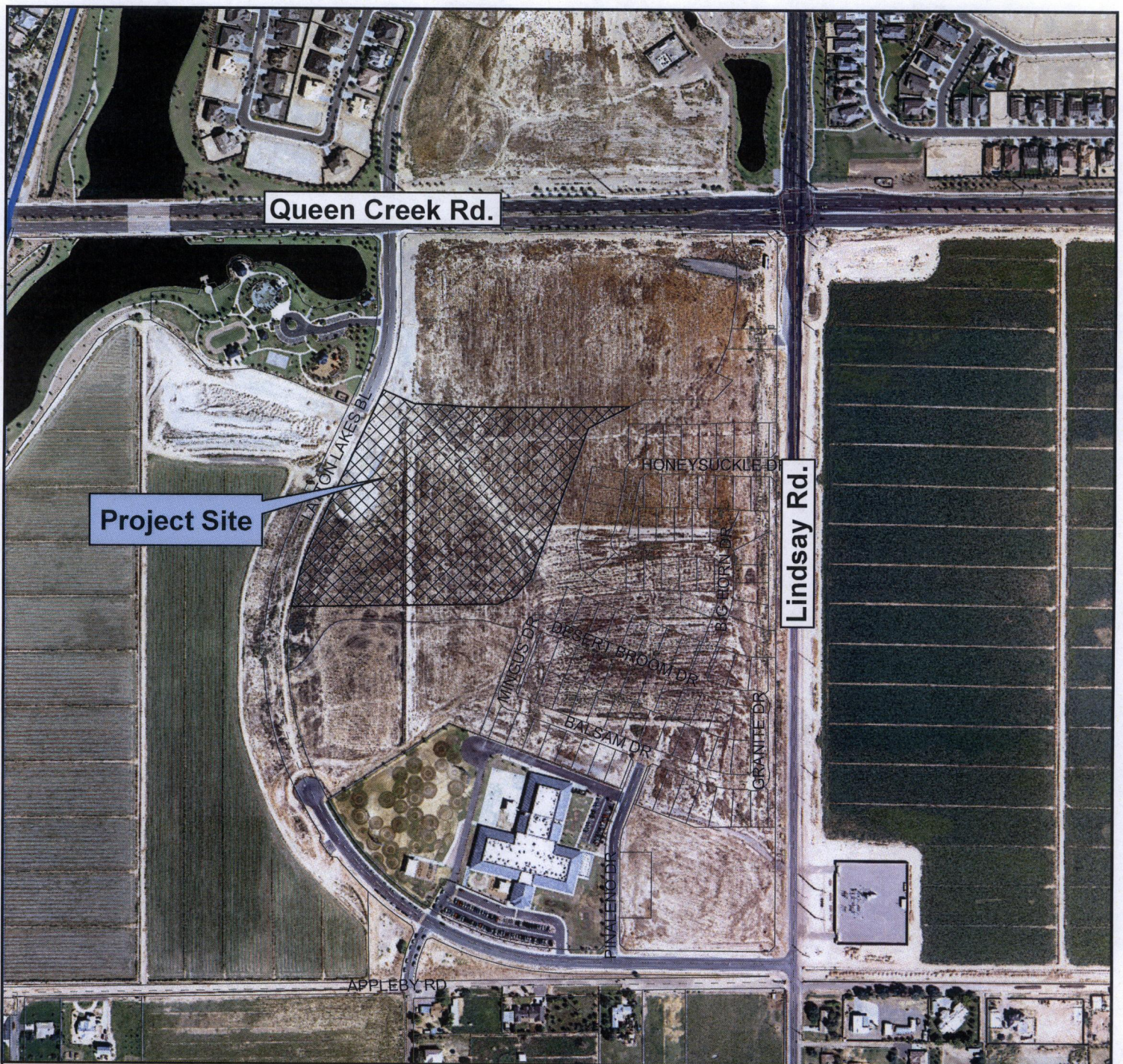


Layton Lakes Parcel 18



Chandler ♦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 8/14/2013



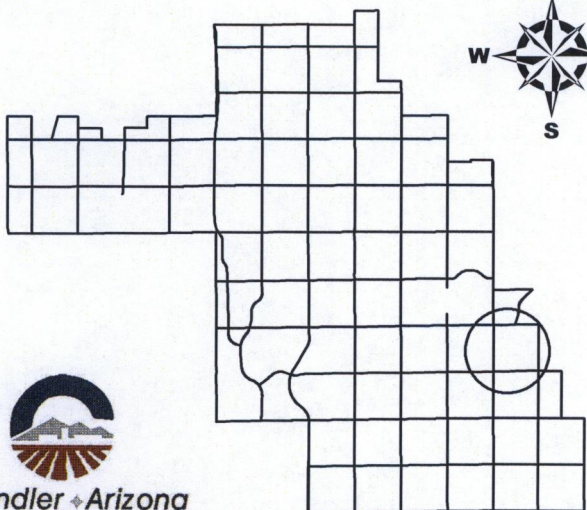
Project Site

Queen Creek Rd.

Lindsay Rd.

APPLEBY RD

Vicinity Map



Layton Lakes Parcel 18



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 8/14/2013

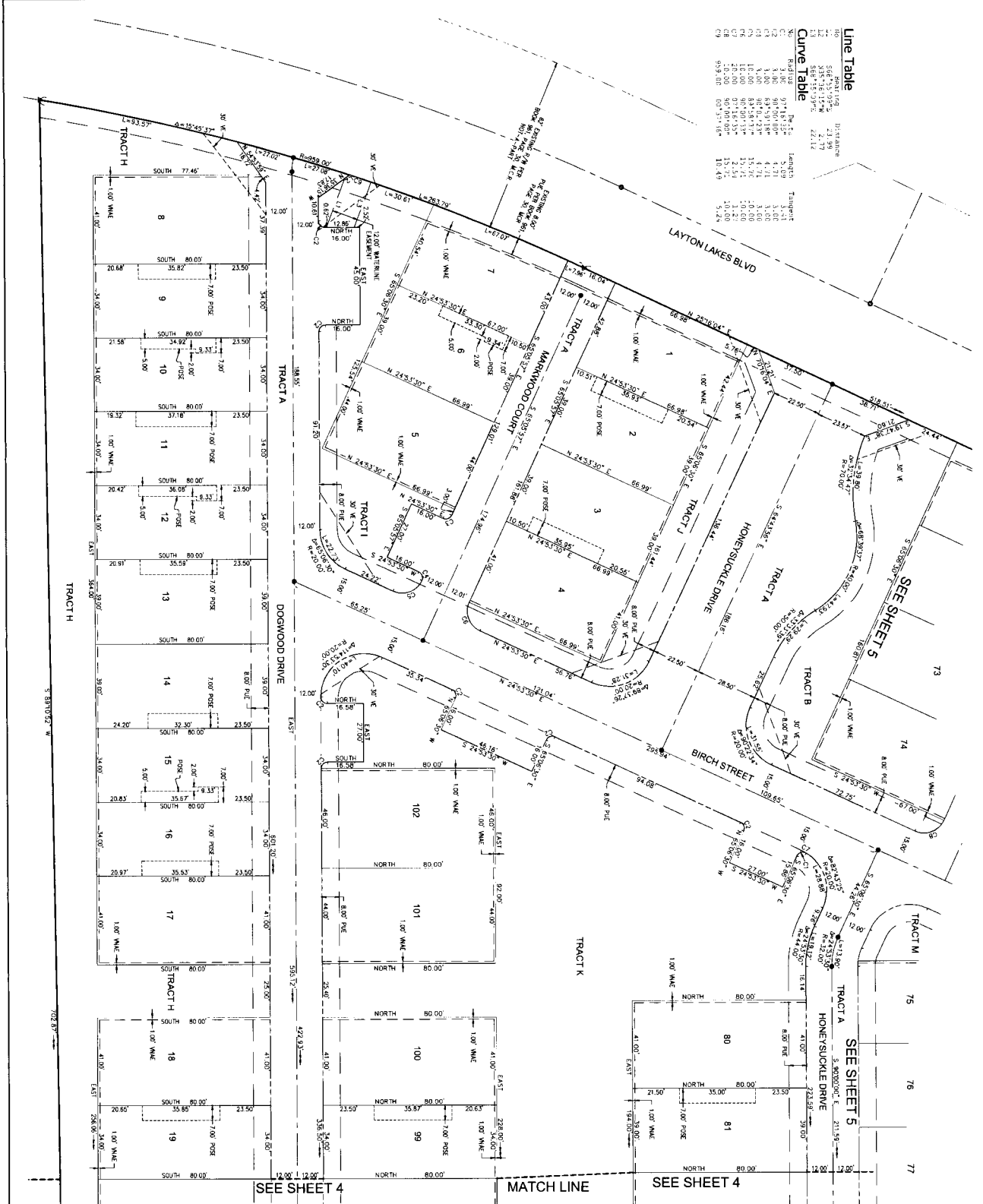
THE LOTS SHOWN IN THE TRACT TABLE ARE BLANKET IN NATURE AND COVER THE ENTIRE TRACT. OTHER USES AND/OR EASEMENTS MAY AFFECT SOME OF THE LOTS SHOWN ON THE PLAT.

ISLANDS
OS-OPEN SPACE
PUE-PUBLIC UTILITY EASEMENT
PUE-PRIVATE UTILITY EASEMENT

TRACT	SQ. FT.	ACRES	USAGE
A	110,380	2.5340	RM, PUE
B	3,997	0.0918	IS, OS, PUE
C	4,888	0.1124	IS, OS, PUE
D	6,641	0.1522	RM, IS, OS, PUE
E	1,124	0.0257	IS, OS, PUE
F	1,124	0.0257	IS, OS, PUE
G	4,830	0.1106	IS, OS, PUE
H	31,889	0.7344	RM, IS, OS, PUE
I	4,614	0.1053	IS, OS, PUE
J	3,912	0.0898	IS, OS, PUE
K	46,939	1.0780	RM, IS, OS
L	1,466	0.0336	IS, OS, PUE
M	5,446	0.1260	IS, OS, PUE

TRACT TABLE

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	2,831	0.0650	31	2,708	0.0623
2	2,831	0.0650	32	2,708	0.0623
3	2,831	0.0650	33	2,708	0.0623
4	2,831	0.0650	34	2,708	0.0623
5	2,831	0.0650	35	2,708	0.0623
6	2,831	0.0650	36	2,708	0.0623
7	2,831	0.0650	37	2,708	0.0623
8	2,831	0.0650	38	2,708	0.0623
9	2,831	0.0650	39	2,708	0.0623
10	2,831	0.0650	40	2,708	0.0623
11	2,831	0.0650	41	2,708	0.0623
12	2,831	0.0650	42	2,708	0.0623
13	2,831	0.0650	43	2,708	0.0623
14	2,831	0.0650	44	2,708	0.0623
15	2,831	0.0650	45	2,708	0.0623
16	2,831	0.0650	46	2,708	0.0623
17	2,831	0.0650	47	2,708	0.0623
18	2,831	0.0650	48	2,708	0.0623
19	2,831	0.0650	49	2,708	0.0623
20	2,831	0.0650	50	2,708	0.0623
21	2,831	0.0650	51	2,708	0.0623
22	2,831	0.0650	52	2,708	0.0623
23	2,831	0.0650	53	2,708	0.0623
24	2,831	0.0650	54	2,708	0.0623
25	2,831	0.0650	55	2,708	0.0623
26	2,831	0.0650	56	2,708	0.0623
27	2,831	0.0650	57	2,708	0.0623
28	2,831	0.0650	58	2,708	0.0623
29	2,831	0.0650	59	2,708	0.0623
30	2,831	0.0650	60	2,708	0.0623
31	2,831	0.0650	61	2,708	0.0623
32	2,831	0.0650	62	2,708	0.0623
33	2,831	0.0650	63	2,708	0.0623
34	2,831	0.0650	64	2,708	0.0623
35	2,831	0.0650	65	2,708	0.0623
36	2,831	0.0650	66	2,708	0.0623
37	2,831	0.0650	67	2,708	0.0623
38	2,831	0.0650	68	2,708	0.0623
39	2,831	0.0650	69	2,708	0.0623
40	2,831	0.0650	70	2,708	0.0623
41	2,831	0.0650	71	2,708	0.0623
42	2,831	0.0650	72	2,708	0.0623
43	2,831	0.0650	73	2,708	0.0623
44	2,831	0.0650	74	2,708	0.0623
45	2,831	0.0650	75	2,708	0.0623
46	2,831	0.0650	76	2,708	0.0623
47	2,831	0.0650	77	2,708	0.0623
48	2,831	0.0650	78	2,708	0.0623
49	2,831	0.0650	79	2,708	0.0623
50	2,831	0.0650	80	2,708	0.0623
51	2,831	0.0650	81	2,708	0.0623
52	2,831	0.0650	82	2,708	0.0623
53	2,831	0.0650	83	2,708	0.0623
54	2,831	0.0650	84	2,708	0.0623
55	2,831	0.0650	85	2,708	0.0623
56	2,831	0.0650	86	2,708	0.0623
57	2,831	0.0650	87	2,708	0.0623
58	2,831	0.0650	88	2,708	0.0623
59	2,831	0.0650	89	2,708	0.0623
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61	2,831	0.0650	91	2,708	0.0623
62	2,831	0.0650	92	2,708	0.0623
63	2,831	0.0650	93	2,708	0.0623
64	2,831	0.0650	94	2,708	0.0623
65	2,831	0.0650	95	2,708	0.0623
66	2,831	0.0650	96	2,708	0.0623
67	2,831	0.0650	97	2,708	0.0623
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69	2,831	0.0650	99	2,708	0.0623
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71	2,831	0.0650	101	2,708	0.0623
72	2,831	0.0650	102	2,708	0.0623
73	2,831	0.0650	103	2,708	0.0623
74	2,831	0.0650	104	2,708	0.0623
75	2,831	0.0650	105	2,708	0.0623
76	2,831	0.0650	106	2,708	0.0623
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81	2,831	0.0650	111	2,708	0.0623
82	2,831	0.0650	112	2,708	0.0623
83	2,831	0.0650	113	2,708	0.0623
84	2,831	0.0650	114	2,708	0.0623
85	2,831	0.0650	115	2,708	0.0623
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88	2,831	0.0650	118	2,708	0.0623
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90	2,831	0.0650	120	2,708	0.0623
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96	2,831	0.0650	126	2,708	0.0623
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110	2,831	0.0650	140	2,708	0.0623
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113	2,831	0.0650	143	2,708	0.0623
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136	2,831	0.0650	166	2,708	0.0623
137	2,831	0.0650	167	2,708	0.0623
138	2,831	0.0650	168	2,708	0.0623
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157	2,831	0.0650	187	2,708	0.0623
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159	2,831	0.0650	189	2,708	0.0623
160	2,831	0.0650	190	2,708	0.0623
161	2,831	0.0650	191	2,708	0.0623
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172	2,831	0.0650	202	2,708	0.0623
173	2,831	0.0650	203	2,708	0.0623
174	2,831	0.0650	204	2,708	0.0623
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187	2,831	0.0650	217	2,708	0.0623
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191	2,831	0.0650	221	2,708	0.0623
192	2,831	0.0650	222	2,708	0.0623
193	2,831	0.0650	223	2,708	0.0623
194	2,831	0.0650	224	2,708	0.0623
195	2,831	0.0650	225	2,708	0.0623
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197	2,831	0.0650	227	2,708	0.0623
198	2,831	0.0650	228	2,708	0.0623
199	2,831	0.0650	229	2,708	0.0623
200	2,831	0.0650	230	2,708	0.0623
201	2,831	0.0650	231	2,708	0.0623
202	2,831	0.0650	232	2,708	



COUNTY RECORDERS

LEGEND

- BSE
 DOC
 M.C.
 PUE
 R/W
 PLE
 WAE
 SUBDIVISION BOUNDARY
 LOT LINE
 HIGH-TO-LOW WAY
 EASEMENT (PUE)
 EASEMENT (WAE)
 EASEMENT (SM)
 EASEMENT (PSEL)
- BRASS CUP PLUSH
 STATION DIVISION CENTER



Bowman
CONSULTING

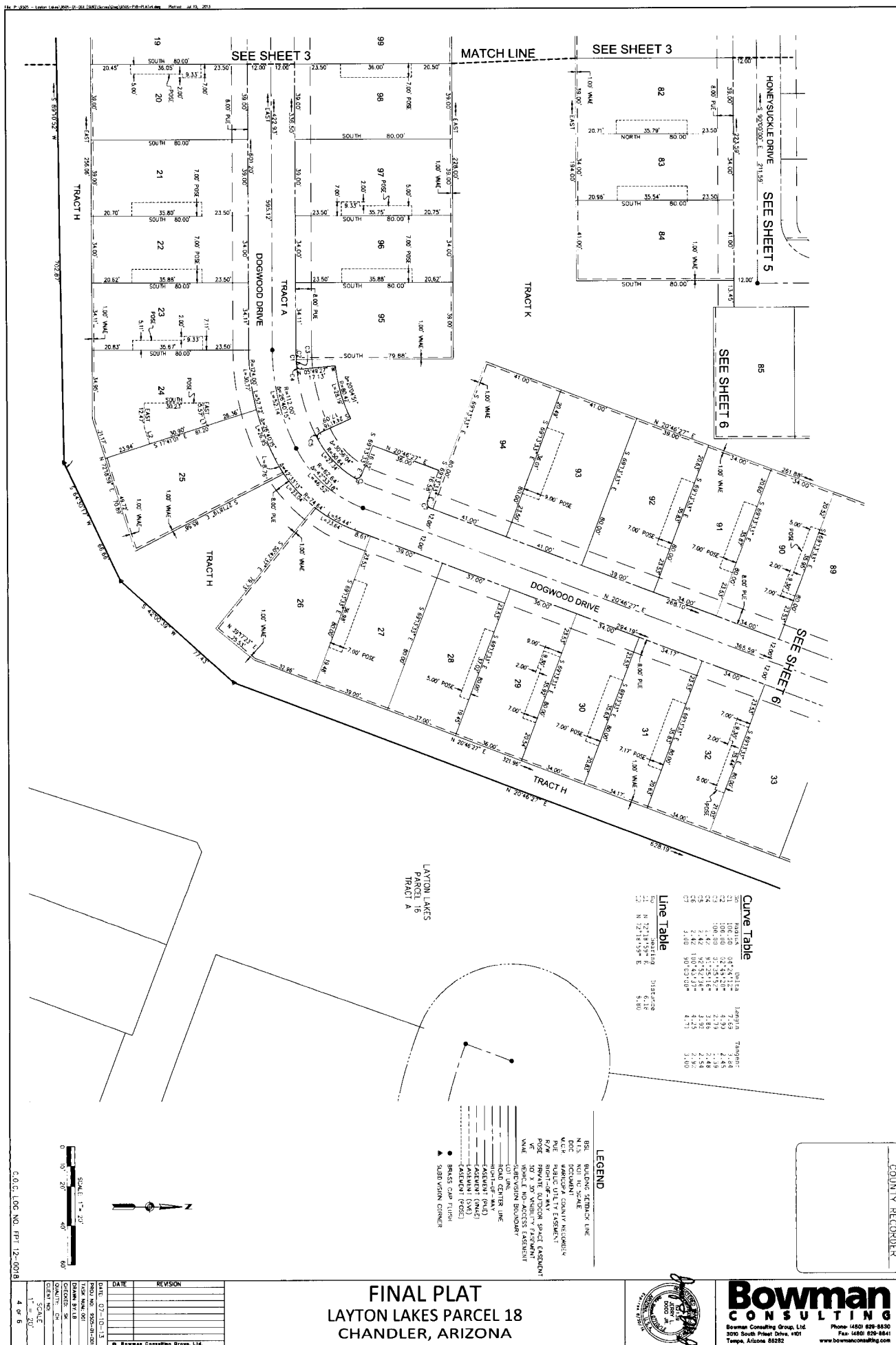
Bowman Consulting Group, Ltd.
3010 South Priest Drive, #101
Tempe, Arizona 85282

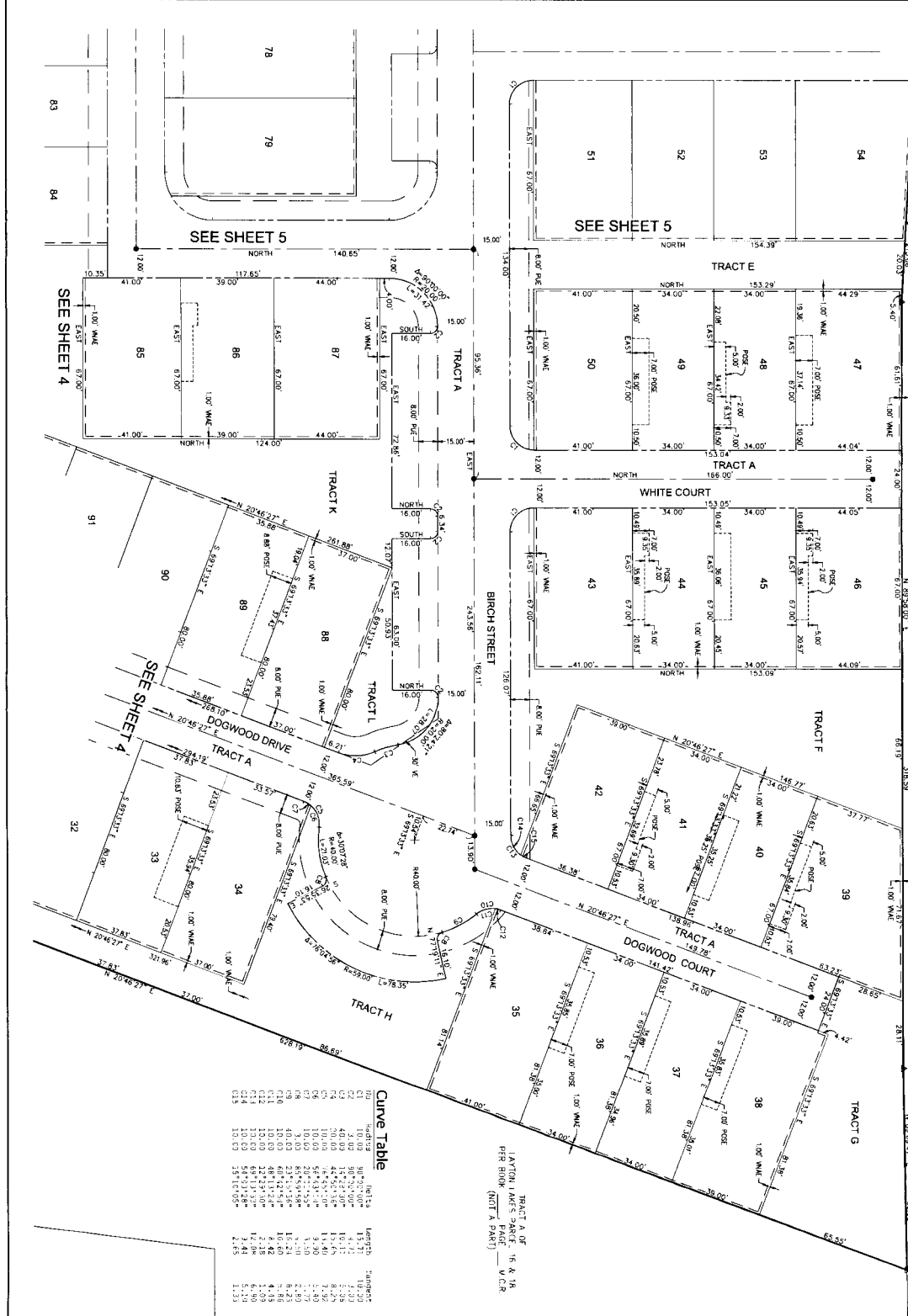
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

FINAL PLAT
LAYTON LAKES PARCEL 18
CHANDLER, ARIZONA

DATE		REVISION	
DATE: 07-01-13			
PROJ NO: 9905-01-001			
T&E NAME: 001			
DRAWN BY: LR			
CHECKED: SK			
CRAFTER: CH			
CLIENT NO:			
SCALE:			
1" = 20'			
3 OF 6			

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LAYTON LAKES PHASE 2A PARCEL 17
 REF BOOK 961, PAGE 30
 (NOT A PART)

Curve Table

Stationing	Length	Radius	Chord	Area
10+00	15.71	10.00	15.71	1.00
10+15.71	15.71	10.00	15.71	1.00
10+31.42	15.71	10.00	15.71	1.00
10+47.13	15.71	10.00	15.71	1.00
10+62.84	15.71	10.00	15.71	1.00
10+78.55	15.71	10.00	15.71	1.00
10+94.26	15.71	10.00	15.71	1.00
11+09.97	15.71	10.00	15.71	1.00
11+25.68	15.71	10.00	15.71	1.00
11+41.39	15.71	10.00	15.71	1.00
11+57.10	15.71	10.00	15.71	1.00
11+72.81	15.71	10.00	15.71	1.00
11+88.52	15.71	10.00	15.71	1.00
12+04.23	15.71	10.00	15.71	1.00
12+19.94	15.71	10.00	15.71	1.00
12+35.65	15.71	10.00	15.71	1.00
12+51.36	15.71	10.00	15.71	1.00
12+67.07	15.71	10.00	15.71	1.00
12+82.78	15.71	10.00	15.71	1.00
12+98.49	15.71	10.00	15.71	1.00
13+14.20	15.71	10.00	15.71	1.00
13+29.91	15.71	10.00	15.71	1.00
13+45.62	15.71	10.00	15.71	1.00
13+61.33	15.71	10.00	15.71	1.00
13+77.04	15.71	10.00	15.71	1.00
13+92.75	15.71	10.00	15.71	1.00
14+08.46	15.71	10.00	15.71	1.00
14+24.17	15.71	10.00	15.71	1.00
14+39.88	15.71	10.00	15.71	1.00
14+55.59	15.71	10.00	15.71	1.00
14+71.30	15.71	10.00	15.71	1.00
14+87.01	15.71	10.00	15.71	1.00
15+02.72	15.71	10.00	15.71	1.00
15+18.43	15.71	10.00	15.71	1.00
15+34.14	15.71	10.00	15.71	1.00
15+49.85	15.71	10.00	15.71	1.00
15+65.56	15.71	10.00	15.71	1.00
15+81.27	15.71	10.00	15.71	1.00
15+96.98	15.71	10.00	15.71	1.00
16+12.69	15.71	10.00	15.71	1.00
16+28.40	15.71	10.00	15.71	1.00
16+44.11	15.71	10.00	15.71	1.00
16+59.82	15.71	10.00	15.71	1.00
16+75.53	15.71	10.00	15.71	1.00
16+91.24	15.71	10.00	15.71	1.00
17+06.95	15.71	10.00	15.71	1.00
17+22.66	15.71	10.00	15.71	1.00
17+38.37	15.71	10.00	15.71	1.00
17+54.08	15.71	10.00	15.71	1.00
17+69.79	15.71	10.00	15.71	1.00
17+85.50	15.71	10.00	15.71	1.00
18+01.21	15.71	10.00	15.71	1.00
18+16.92	15.71	10.00	15.71	1.00
18+32.63	15.71	10.00	15.71	1.00
18+48.34	15.71	10.00	15.71	1.00
18+64.05	15.71	10.00	15.71	1.00
18+79.76	15.71	10.00	15.71	1.00
18+95.47	15.71	10.00	15.71	1.00
19+11.18	15.71	10.00	15.71	1.00
19+26.89	15.71	10.00	15.71	1.00
19+42.60	15.71	10.00	15.71	1.00
19+58.31	15.71	10.00	15.71	1.00
19+74.02	15.71	10.00	15.71	1.00
19+89.73	15.71	10.00	15.71	1.00
20+05.44	15.71	10.00	15.71	1.00
20+21.15	15.71	10.00	15.71	1.00
20+36.86	15.71	10.00	15.71	1.00
20+52.57	15.71	10.00	15.71	1.00
20+68.28	15.71	10.00	15.71	1.00
20+83.99	15.71	10.00	15.71	1.00
20+99.70	15.71	10.00	15.71	1.00
21+15.41	15.71	10.00	15.71	1.00
21+31.12	15.71	10.00	15.71	1.00
21+46.83	15.71	10.00	15.71	1.00
21+62.54	15.71	10.00	15.71	1.00
21+78.25	15.71	10.00	15.71	1.00
21+93.96	15.71	10.00	15.71	1.00
22+09.67	15.71	10.00	15.71	1.00
22+25.38	15.71	10.00	15.71	1.00
22+41.09	15.71	10.00	15.71	1.00
22+56.80	15.71	10.00	15.71	1.00
22+72.51	15.71	10.00	15.71	1.00
22+88.22	15.71	10.00	15.71	1.00
23+03.93	15.71	10.00	15.71	1.00
23+19.64	15.71	10.00	15.71	1.00
23+35.35	15.71	10.00	15.71	1.00
23+51.06	15.71	10.00	15.71	1.00
23+66.77	15.71	10.00	15.71	1.00
23+82.48	15.71	10.00	15.71	1.00
23+98.19	15.71	10.00	15.71	1.00
24+13.90	15.71	10.00	15.71	1.00
24+29.61	15.71	10.00	15.71	1.00
24+45.32	15.71	10.00	15.71	1.00
24+61.03	15.71	10.00	15.71	1.00
24+76.74	15.71	10.00	15.71	1.00
24+92.45	15.71	10.00	15.71	1.00
25+08.16	15.71	10.00	15.71	1.00
25+23.87	15.71	10.00	15.71	1.00
25+39.58	15.71	10.00	15.71	1.00
25+55.29	15.71	10.00	15.71	1.00
25+71.00	15.71	10.00	15.71	1.00
25+86.71	15.71	10.00	15.71	1.00
26+02.42	15.71	10.00	15.71	1.00
26+18.13	15.71	10.00	15.71	1.00
26+33.84	15.71	10.00	15.71	1.00
26+49.55	15.71	10.00	15.71	1.00
26+65.26	15.71	10.00	15.71	1.00
26+80.97	15.71	10.00	15.71	1.00
26+96.68	15.71	10.00	15.71	1.00
27+12.39	15.71	10.00	15.71	1.00
27+28.10	15.71	10.00	15.71	1.00
27+43.81	15.71	10.00	15.71	1.00
27+59.52	15.71	10.00	15.71	1.00
27+75.23	15.71	10.00	15.71	1.00
27+90.94	15.71	10.00	15.71	1.00
28+06.65	15.71	10.00	15.71	1.00
28+22.36	15.71	10.00	15.71	1.00
28+38.07	15.71	10.00	15.71	1.00
28+53.78	15.71	10.00	15.71	1.00
28+69.49	15.71	10.00	15.71	1.00
28+85.20	15.71	10.00	15.71	1.00
29+00.91	15.71	10.00	15.71	1.00
29+16.62	15.71	10.00	15.71	1.00
29+32.33	15.71	10.00	15.71	1.00
29+48.04	15.71	10.00	15.71	1.00
29+63.75	15.71	10.00	15.71	1.00
29+79.46	15.71	10.00	15.71	1.00
29+95.17	15.71	10.00	15.71	1.00
30+10.88	15.71	10.00	15.71	1.00
30+26.59	15.71	10.00	15.71	1.00
30+42.30	15.71	10.00	15.71	1.00
30+58.01	15.71	10.00	15.71	1.00
30+73.72	15.71	10.00	15.71	1.00
30+89.43	15.71	10.00	15.71	1.00
31+05.14	15.71	10.00	15.71	1.00
31+20.85	15.71	10.00	15.71	1.00
31+36.56	15.71	10.00	15.71	1.00
31+52.27	15.71	10.00	15.71	1.00
31+67.98	15.71	10.00	15.71	1.00
31+83.69	15.71	10.00	15.71	1.00
31+99.40	15.71	10.00	15.71	1.00
32+15.11	15.71	10.00	15.71	1.00
32+30.82	15.71	10.00	15.71	1.00
32+46.53	15.71	10.00	15.71	1.00
32+62.24	15.71	10.00	15.71	1.00
32+77.95	15.71	10.00	15.71	1.00
32+93.66	15.71	10.00	15.71	1.00
33+09.37	15.71	10.00	15.71	1.00
33+25.08	15.71	10.00	15.71	1.00
33+40.79	15.71	10.00	15.71	1.00
33+56.50	15.71	10.00	15.71	1.00
33+72.21	15.71	10.00	15.71	1.00
33+87.92	15.71	10.00	15.71	1.00
34+03.63	15.71	10.00	15.71	1.00
34+19.34	15.71	10.00	15.71	1.00
34+35.05	15.71	10.00	15.71	1.00
34+50.76	15.71	10.00	15.71	1.00
34+66.47	15.71	10.00	15.71	1.00
34+82.18	15.71	10.00	15.71	1.00
34+97.89	15.71	10.00	15.71	1.00
35+13.60	15.71	10.00	15.71	1.00
35+29.31	15.71	10.00	15.71	1.00
35+45.02	15.71	10.00	15.71	1.00
35+60.73	15.71	10.00	15.71	1.00
35+76.44	15.71	10.00	15.71	1.00
35+92.15	15.71	10.00	15.71	1.00
36+07.86	15.71	10.00	15.71	1.00
36+23.57	15.71	10.00	15.71	1.00
36+39.28	15.71	10.00	15.71	1.00
36+54.99	15.71	10.00	15.71	1.00
36+70.70	15.71	10.00	15.71	1.00
36+86.41	15.71	10.00	15.71	1.00
37+02.12	15.71	10.00	15.71	1.00
37+17.83	15.71	10.00	15.71	1.00
37+33.54	15.71	10.00	15.71	1.00
37+49.25	15.71	10.00	15.71	1.00
37+64.96	15.71	10.00	15.71	1.00
37+80.67	15.71	10.00	15.71	1.00
37+96.38	15.71	10.00	15.71	1.00
38+12.09	15.71	10.00	15.71	1.00
38+27.80	15.71	10.00	15.71	1.00
38+43.51	15.71	10.00	15.71	1.00
38+59.22	15.71	10.00	15.71	1.00
38+74.93	15.71	10.00	15.71	1.00
38+90.64	15.71	10.00	15.71	1.00
39+06.35	15.71	10.00	15.71	1.00
39+22.06	15.71	10.00	15.71	1.00
39+37.77	15.71	10.00	15.71	1.00
39+53.48	15.71	10.00	15.71	1.00
39+69.19	15.71	10.00	15.71	1.00
39+84.90	15.71	10.00	15.71	1.00
39+00.61	15.71	10.00	15.71	1.00
39+16.32	15.71	10.00	15.71	1.00
39+32.03	15.71	10.00	15.71	1.00
39+47.74	15.71	10.00	15.71	1.00
39+63.45	15.71	10.00	15.71	1.00
39+79.16	15.71	10.00	15.71	1.00
39+94.87	15.71	10.00	15.71	1.00
40+10.58	15.71	10.00	15.71	1.00
40+26.29	15.71	10.00	15.71	1.00
40+42.00	15.71	10.00	15.71	1.00
40+57.71	15.71	10.00	15.71	1.00